148.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,000 / 836,000
					USE VALUE:	836,000 / 836,000
					ASSESSED:	836,000 / 836,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HOWARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMOWICZ PETER M
Owner 2:	ADAMOWICZ JOANNE C/TRUSTEE
Owner 3:	JOANNE C ADAMOWICZ TRUST
Street 1:	15 HOWARD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADAMOWICZ PETER M--ETAL -
Owner 2:	ADAMOWICZ JOANNE C -
Street 1:	15 HOWARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,133 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2656 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5133.000	434,200		401,800	836,000
Total Card	0.118	434,200		401,800	836,000
Total Parcel	0.118	434,200		401,800	836,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.76 | /Parcel: 314.7

Legal Description

User Acct 97567

GIS Ref

GIS Ref

Insp Date 07/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 148.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,500	0	5,133.	401,800	836,300	836,300	Year End Roll	12/18/2019
2019	104	FV	336,300	0	5,133.	401,800	738,100	738,100	Year End Roll	1/3/2019
2018	104	FV	336,300	0	5,133.	355,900	692,200	692,200	Year End Roll	12/20/2017
2017	104	FV	315,800	0	5,133.	298,500	614,300	614,300	Year End Roll	1/3/2017
2016	104	FV	315,800	0	5,133.	298,500	614,300	614,300	Year End	1/4/2016
2015	104	FV	282,200	0	5,133.	258,300	540,500	540,500	Year End Roll	12/11/2014
2014	104	FV	282,200	0	5,133.	249,700	531,900	531,900	Year End Roll	12/16/2013
2013	104	FV	293,400	0	5,133.	237,600	531,000	531,000		12/13/2012

!11586!

PRINT

Date	Time
12/11/20	01:44:16

LAST REV

Date	Time
08/15/18	09:27:10
mmcmakin	
11586	

USER DEFINED

Prior Id # 1:	97567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMOWICZ PETER	58141-270		12/22/2011	Convenience	1	No	No		
	15872-372		11/1/1984		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Measured	345	PATRIOT
3/31/2000	Inspected	276	PATRIOT
11/29/1999	Measured	256	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5133		Sq. Ft.	Site		0	70.	1.12	8									401,795						401,800	

Total AC/HA: 0.11784 | Total SF/SM: 5133 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 401,795 | Spl Credit | Total: 401,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04533124
Const Adj.:	0.93100190
Adj $ / SQ:	165.445
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629249
Depreciation:	195067
Depreciated Total:	434182

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	4	Baths:	2	HB	

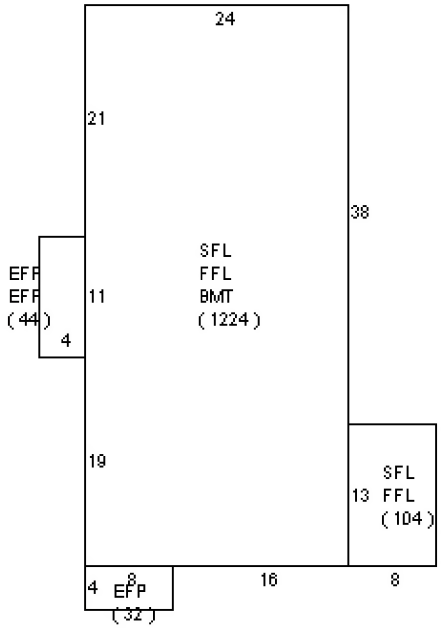
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	2	
Totals			
2	14	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.44
Special Features:	0	Val/Su Net:	108.55
Final Total:	434200	Val/Su SzAd	163.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	165.440	219,711
SFL	Second Floor	1,328	165.440	219,711
BMT	Basement	1,224	49.630	60,751
EFP	Enclos Porch	120	46.470	5,576

Net Sketched Area:	4,000	Total:	505,749

Size Ad	2656	Gross Are	4000	FinArea	2656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

148.0-0005-0011.0

IMAGE

AssessPro Patriot Properties, Inc